145.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,000 / 669,000
					USE VALUE:	669,000 / 669,000
					ASSESSED:	669,000 / 669,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONLIN THOMAS M
Owner 2:	VARBAN MARIET LEE
Owner 3:	
Street 1:	241 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Asbestos Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4111.000	232,000	2,300	434,700	669,000
Total Card	0.094	232,000	2,300	434,700	669,000
Total Parcel	0.094	232,000	2,300	434,700	669,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.77 /Parcel: 497.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94800

GIS Ref

GIS Ref

Insp Date 05/01/14

!11309!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,000	2300	4,111.	434,700	669,000		Year end	12/23/2021
2021	101	FV	225,000	2300	4,111.	434,700	662,000		Year End Roll	12/10/2020
2020	101	FV	225,300	2300	4,111.	434,700	662,300	662,300	Year End Roll	12/18/2019
2019	101	FV	188,700	2300	4,111.	407,500	598,500	598,500	Year End Roll	1/3/2019
2018	101	FV	188,700	2300	4,111.	336,900	527,900	527,900	Year End Roll	12/20/2017
2017	101	FV	188,700	2300	4,111.	309,700	500,700	500,700	Year End Roll	1/3/2017
2016	101	FV	188,700	2300	4,111.	282,500	473,500	473,500	Year End	1/4/2016
2015	101	FV	177,800	2300	4,111.	277,100	457,200	457,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:17:43

LAST REV

Date	Time
11/16/21	15:31:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11309

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY AGNES J	28474-236		4/22/1998		211,900	No	No	Y	

USER DEFINED

Prior Id # 1:	94800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2021	1408	Inter Fi	94,790	O				
10/7/2015	1506	Porch	3,500					
8/12/2015	1100	New Wind	2,547		8/12/2015			Install 4 windows.
6/27/2013	970	Redo Bat	10,200	C				
10/31/2003	937	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
5/1/2014	Meas/Inspect	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Measured	372	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4111		Sq. Ft.	Site		0	80.	1.32	9									434,664						434,700	

Total AC/HA:	0.09438	Total SF/SM:	4111	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	434,664	Spl Credit		Total:	434,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	169.675
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336278
Depreciation:	104246
Depreciated Total:	232032

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

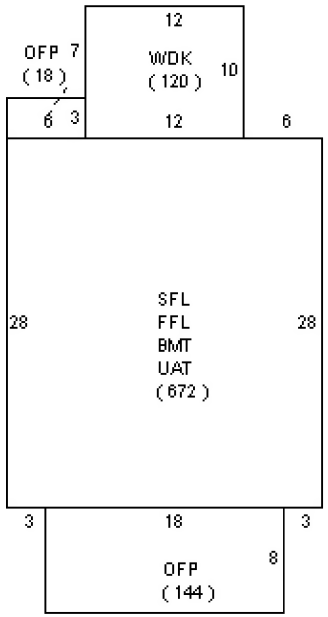
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.68
Special Features:	0	Val/Su Net:	94.08
Final Total:	232000	Val/Su SzAd	172.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	50.900	34,207
FFL	First Floor	672	169.680	114,022
SFL	Second Floor	672	169.680	114,022
UAT	Upper Attic	168	67.870	11,402
OFP	Open Porch	162	24.840	4,025
WDK	Deck	120	13.340	1,601

Net Sketched Area:	2,466			Total:	279,278
Size Ad	1344	Gross Area	2970	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	FR	1919	26.00	T	50	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300

IMAGE

AssessPro Patriot Properties, Inc